

085.A

0002

0137.2

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

619,900 / 619,900

USE VALUE:

619,900 / 619,900

ASSESSED:

619,900 / 619,900



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
137		WESTMINSTER AVE, ARLINGTON

OWNERSHIP	Unit #:	2
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Owner 1: CHIU YUNG-NUNG		
Owner 2: LIAO I-CHING		
Owner 3:		

Street 1: 1307 SHADOW LN		
Street 2: UNIT D		

Twn/City: FULLERTON		
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St/Prov: CA	Cntry:		Own Occ: N
Postal: 92831		Type:	

PREVIOUS OWNER		
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Owner 1: WILLCOX SCOTT & KRISTEN C -		
Owner 2: -		

Street 1: 11 ELY RD		
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Twn/City: ARLINGTON		
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St/Prov: MA	Cntry:	
Postal: 02476		

NARRATIVE DESCRIPTION		
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This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1911, having primarily Wood Shingle Exterior and 1573 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrooms.		
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OTHER ASSESSMENTS		
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Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS		
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Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		

Flood Haz:		
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D		Topo	2	Above Stree
s		Street		
t		Gas:		

LAND SECTION (First 7 lines only)		
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Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7757												G7	1.			

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	619,900			619,900		
							272016
							GIS Ref
							GIS Ref
							Insp Date
							08/20/18

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619

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>				
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good											
Sty Ht: 1H - 1 & 1/2 Sty				A Bath:	Rating:											
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:											
Foundation: 3 - BrickorStone				A 3QBth:	Rating:											
Frame: 1 - Wood				1/2 Bath: 1	Rating: Very Good											
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:											
Sec Wall:	%			OthrFix:	Rating:											
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>												
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units: 1						
Color: BEIGE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O							
View / Desir:				Frpl:	Rating:			Other								
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper								
Grade: C+ - Average (+)				<b>CONDOS INFORMATION</b>				Lvl 2								
Year Blt: 1911	Eff Yr Blt:			Location:				Lvl 1								
Alt LUC:	Alt %:			Total Units:				Lower								
Jurisdct: G7	Fact: .			Floor: M - Multi-Level				Totals	RMs: 7	BRs: 3	Baths: 1	HB: 1				
Const Mod:				% Own: 54.00000000				<b>REMODELING</b>				<b>RES BREAKDOWN</b>				
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL				
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				Interior:	1	7	3					
Avg Ht/FL: STD				Phys Cond: GD - Good	18.	%		Additions:								
Prim Int Wall: 2 - Plaster				Functional:		%		Kitchen:								
Sec Int Wall:	%			Economic:		%		Baths:								
Partition: T - Typical				Special:		%		Plumbing:								
Prim Floors: 3 - Hardwood				Override:		%		Electric:								
Sec Floors:	%			Total:	18.6	%		Heating:								
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				General:	1	7	3					
Subfloor:				Basic \$ / SQ: 295.00				<b>COMPARABLE SALES</b>								
Bsmnt Gar:				Size Adj.: 1.31751430				Rate	Parcel ID	Typ	Date	Sale Price				
Electric: 3 - Typical				Const Adj.: 0.99989998												
Insulation: 2 - Typical				Adj \$ / SQ: 388.628												
Int vs Ext: S				Other Features: 81000												
Heat Fuel: 2 - Gas				Grade Factor: 1.10												
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.00000000												
# Heat Sys: 1				NBHD Mod:												
% Heated: 100	% AC:			LUC Factor: 1.00												
Solar HW: NO	Central Vac: NO			Adj Total: 761543												
% Com Wall	% Sprinkled:			Depreciation: 141647												
				Deprecated Total: 619896												
<b>MOBILE HOME</b>				WtAv\$/SQ:	AvRate:	Ind.Val										
Make:		Model:														
<b>SPEC FEATURES/YARD ITEMS</b>				Juris. Factor: 1.00	Before Depr: 427.49											
Code	Description	A Y/S	Qty	Special Features: 0	Val/Su Net: 394.09											
Size/Dim	Qual	Con	Year	Final Total: 619900	Val/Su SzAd: 394.09											
Unit Price	D/S	Dep	LUC	PARCEL ID	085.A-0002-0137.2											
	JCod	JFact	Juris. Value	IMAGE	AssessPro Patriot Properties, Inc											
More: N	Total Yard Items:	Total Special Features:	Total:													